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46           **WHEREAS**, under the provisions of Ordinance 2015-01 of the Village of Estero, the  
47 Planning and Zoning Board has been delegated the authority to make determinations with  
48 respect to all applications for administrative actions; and  
49

50           **WHEREAS**, the following findings of fact are offered:  
51

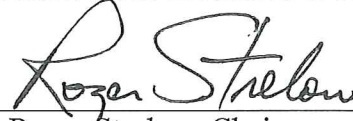
- 52           1. The proposed use will not generate any additional traffic as retail use has  
53           been a permitted use within the planned development since the original  
54           zoning approval; and
- 55           2. The proposed use will not generate the need for additional parking spaces;  
56           and
- 57           3. The approval of this amendment does not result in the substantial  
58           underutilization of public resources and public infrastructure committed to  
59           the support of the development; and
- 60           4. The amendment does not result in a reduction of total open space provided  
61           on the master concept plan by more than ten percent or that would decrease  
62           the amount of indigenous native vegetation or open space required by the  
63           Code; and
- 64           5. The amendment does not decrease preservation areas, buffers, or  
65           landscaping areas, and
- 66           6. The amendment and deviation are not expected to adversely impact  
67           surrounding land uses. The religious facility (Happehatchee Center) is  
68           located across a major roadway (Corkscrew Road).
- 69           7. The Planning and Zoning Board has taken action at a duly constituted public  
70           hearing after due public notice.  
71

72  
73           **NOW, THEREFORE, IT IS HEREBY DETERMINED** that the application for  
74 administrative approval for an amendment to planned development zoning to add the use of  
75 Package Store and the deviation to reduce the setback from 500 feet to 371.85 feet are  
76 APPROVED, subject to the following conditions:  
77

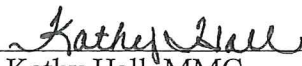
- 78           1. The use of Package Store is added to the permitted uses within this planned  
79           development and is limited to operating hours of 10:00 AM through 9:00 PM Monday  
80           through Saturday, and 10:00 AM through 8:00 PM Sunday.  
81
- 82           2. The approval is limited to unit 130 of the shopping center.  
83
- 84           3. If it is determined that inaccurate or misleading information was provided to the staff  
85           or the Planning and Zoning Board, or if this decision does not comply with the LDC  
86           when rendered, then, at any time, the Planning and Zoning Board may issue a modified  
87           decision that complies with the Code or revoke the decision. If the approval is revoked,  
88           the applicant may acquire the necessary approvals by filing an application for public  
89           hearing in accordance with LDC Chapter 34.  
90

PASSED AND DULY ADOPTED this 21<sup>st</sup> day of July, 2015.

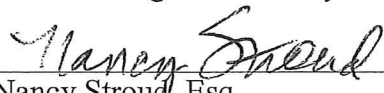
VILLAGE OF ESTERO, FLORIDA  
PLANNING AND ZONING BOARD

  
Roger StreLOW, Chairman

Attest:

By:   
Kathy Hall, MMC  
Village Clerk

Reviewed for legal sufficiency

By:   
Nancy Stroud, Esq.

Vote:

Roger StreLOW	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
David Crawford	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Ned Dewhirst	Yes <input checked="" type="checkbox"/> <i>Abant</i>	No <input type="checkbox"/>
Marlene Naratil	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Jeff Maas	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Scotty Wood	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Ryan Binkowski	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Exhibits:

A – Legal Description  
B – Master Concept Plan

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 5, CORKSCREW VILLAGE, A SUBDIVISION, LOCATED IN SECTION 33,  
TOWNSHIP 46 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF ON  
FILE AND RECORDED IN PLAT BOOK 60, PAGE 34 AND 35 OF THE PUBLIC  
RECORDS OF LEE COUNTY, FLORIDA.

**APPROVED**  
**ADD2015-00088**  
**Chick Jakacki, Planner**  
**Lee Co Division of Zoning**  
**5/29/2015**

### STRAP NUMBER

33-46-25-E2-02000.0050



Center Size 83,241 SF

Available Space

430 1,400 SF

Current Retailers

100	CHRIS'S HALLMARK	4,560 SF
130	PUBLIX LIQUORS	2,240 SF
200	PUBLIX	51,420 SF
300	FOOT SOLUTIONS	1,832 SF
310	PHYSICIANS WEIGHT LOSS CENTERS	1,400 SF
320	THE UPS STORE	1,400 SF
330	TED A. TODD INSURANCE AGENCY	1,050 SF
340	REALTY WORLD FLORIDA, INC.	1,050 SF
350	STEVEN L. KNEPPER, DDS, PA	2,346 SF
360	ACHIEVA CREDIT UNION	2,416 SF
380	GOLDEN GATE CHINESE RESTAURANT	1,400 SF
390	A NAILS & SPA	1,400 SF
400	ROSATI'S PIZZA	1,400 SF
410	CLASSIC CLEANERS	1,400 SF
420	FIRST CHOICE HAIRCUTTERS	1,400 SF
440	OPTICAL OUTLETS	1,400 SF
460	RISTORANTE FARFALLA	2,497 SF
500	CHASE BANK	0 SF
600	FIFTH / THIRD BANK	0 SF
700	WELLS FARGO	0 SF
800	CHEVRON	0 SF



☒ AVAILABLE ☐ LEASED ☐ NAP (NOT A PART)

Rev. 04/14/15

Regency  
Centers.

Sarah Rowe 561 630 2314 SarahRowe@RegencyCenters.com



This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or perimeter of the property, and for use as approximated information only. The improvements are subject to change, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.